



GRASSROOTS
REALTY GROUP

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4809 32 Street
Mulhurst Bay, Alberta

MLS # A2311072



\$295,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,052 sq.ft.	Age:	1955 (71 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Irregular Lot, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	11-47-28-W4
Exterior:	Vinyl Siding	Zoning:	HR
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters, Sump Pump(s)		

Inclusions: n/a

Welcome Home to 4809-32 st. Mulhurst Bay where Affordable Living starts! This Solid 3 bdrm bungalow offers timeless character, refinished original hardwood floors, a massive, fully fenced back yard and single detached garage. Oversized windows allow natural sunlight to enhance the warmth of the features of this home. Lovely, Modern kitchen boasts recent quartz counters and microwave range hood. The lower level is waiting for your personal touches for new flooring to enjoy 2 more bedrooms and a spacious family room. Both decks have new railings and were freshly stained in 2025 as well as new shingles. All this and more within walking distance to the Mulhurst Bay Books & Gifts, Boat launch, Golfing and Groceries, Playground & Park! Great Local Schools and Ideally located 30 minutes to the YEG Airport, Leduc.